

Luckens Reserve

Concept Design and Masterplan

REV B | October 2020



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PART ONE
Landscape Analysis

1.0_ Overview

Purpose

The purpose of this document is to develop a master plan for Luckens Reserve that builds on the Site Assessment Report (December 2017) and guides renewal budget for the next few years including connectivity between existing assets and the identification of any services that might be lacking such as an additional junior play area (5 and under).

History

Multiple midden sites have been uncovered (but not mapped / located) around the West Harbour area and Luckens Reserve.

Luckens Reserve's name originates from the Luckens family who settled in the area and gifted land to the Te Piringatahi o Ngā Maungārongo Marae.



Surrounding Parks and Reserves

SPORTS - ACTIVE RECREATION ZONE

- 1_ Massey Domain
- 6_ Royal Reserve
- 14_ Picasso Reserve

- 17_ Moire Park
- 23_ Te Atatu Peninsula Park

INFORMAL RECREATION ZONE

- 2_ Triangle Park
- 9_ Royal Heights Park
- 11_ Fitzherbert Reserve

- 16_ Reflection Reserve
- 18_ Tatyana Park
- 20_ Taipan Strand
- 25_ Kervil Park
- 26_ Durham Green

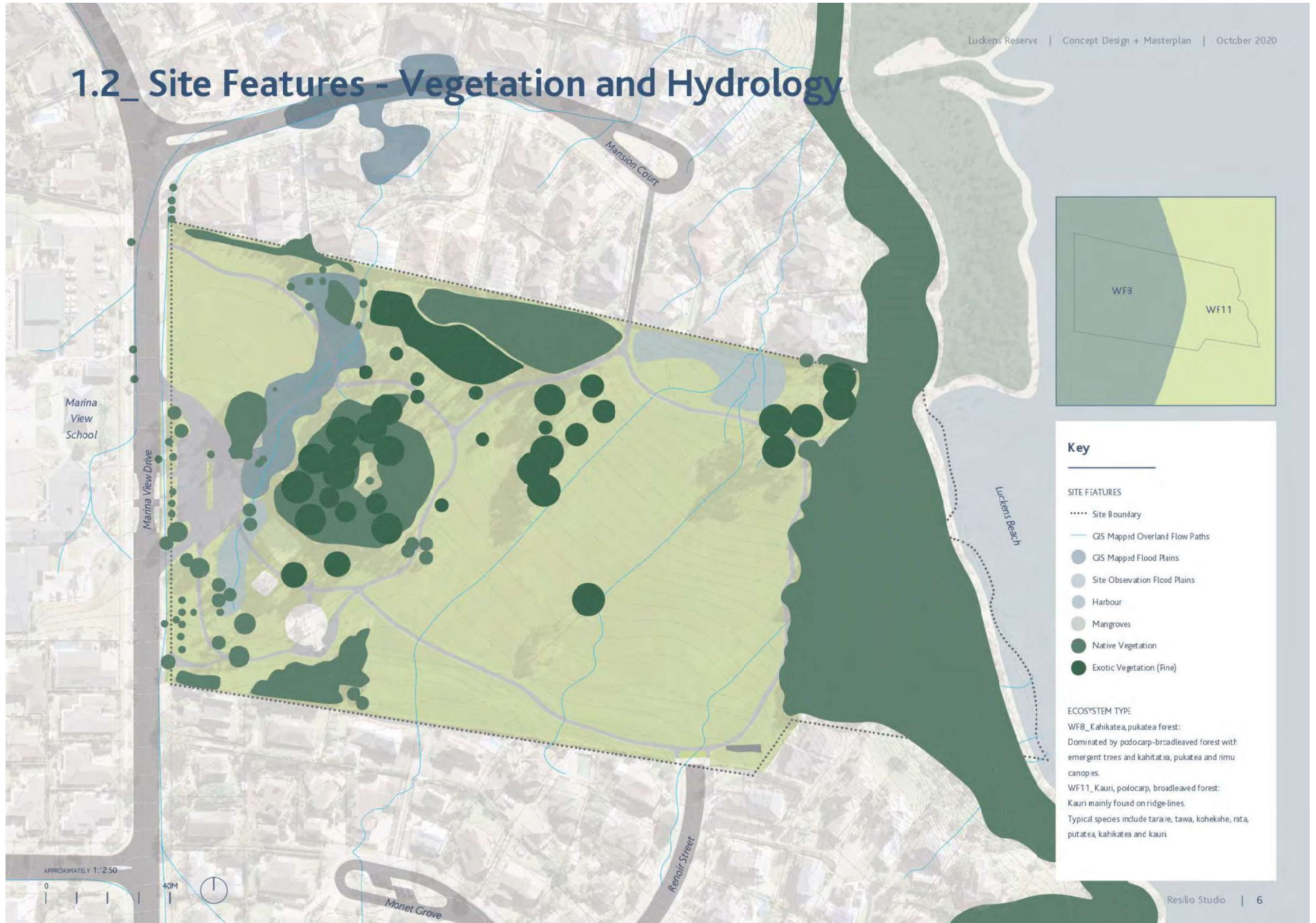
CONSERVATION ZONE

- 8_ Makora Park
- 12_ Midgley Park
- 19_ Lowtherhurst Reserve
- 24_ Te Atatu Walkway
- 27_ Spinnaker Reserve

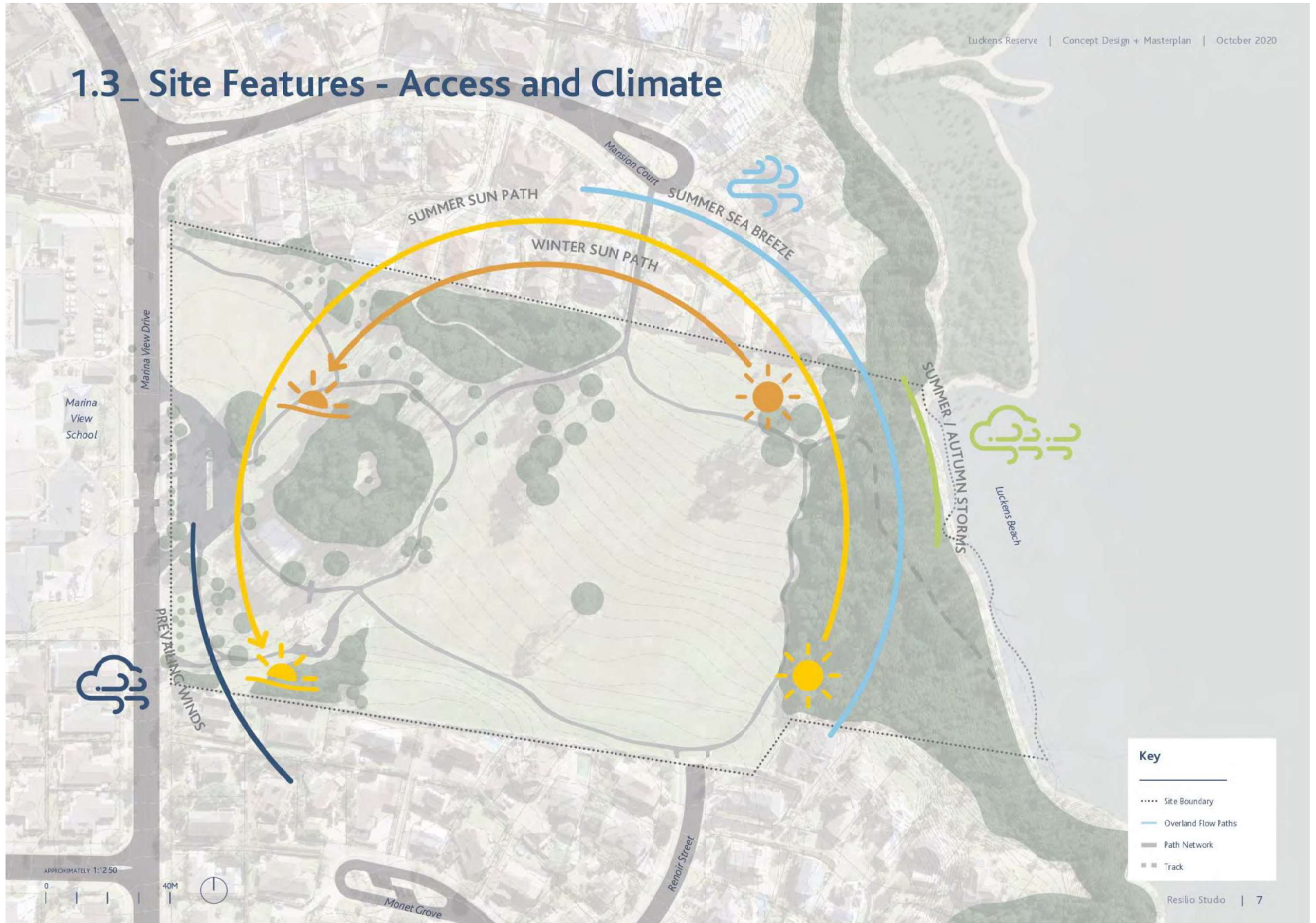
INFORMAL RECREATION + CONSERVATION ZONE

- 3_ McClimock Reserve
- 5_ Cyclorama Reserve
- 7_ Kemp Park
- 10_ Saint Margarets Park
- 13_ Pahi Park
- 15_ Clearwater Cove Reserve

- 17_ Moir Park
- 21_ Claverdon Park
- 22_ Spargo Reserve



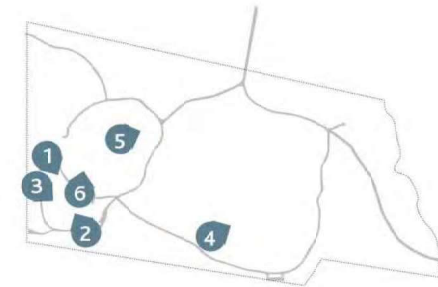
1.3 Site Features - Access and Climate



1.4 Site Features - Infrastructure



1.5_ Site Photos



View from carpark of existing basketball half court and half pipe.



View from ridge looking across playground, swing set with basketball half court on right-hand side. Marina View School in distance.



View from carpark of existing basketball half court and half pipe.



View north-east from the southern edge of Luckens Reserve. Marina and Hobsonville can be seen in the distance.

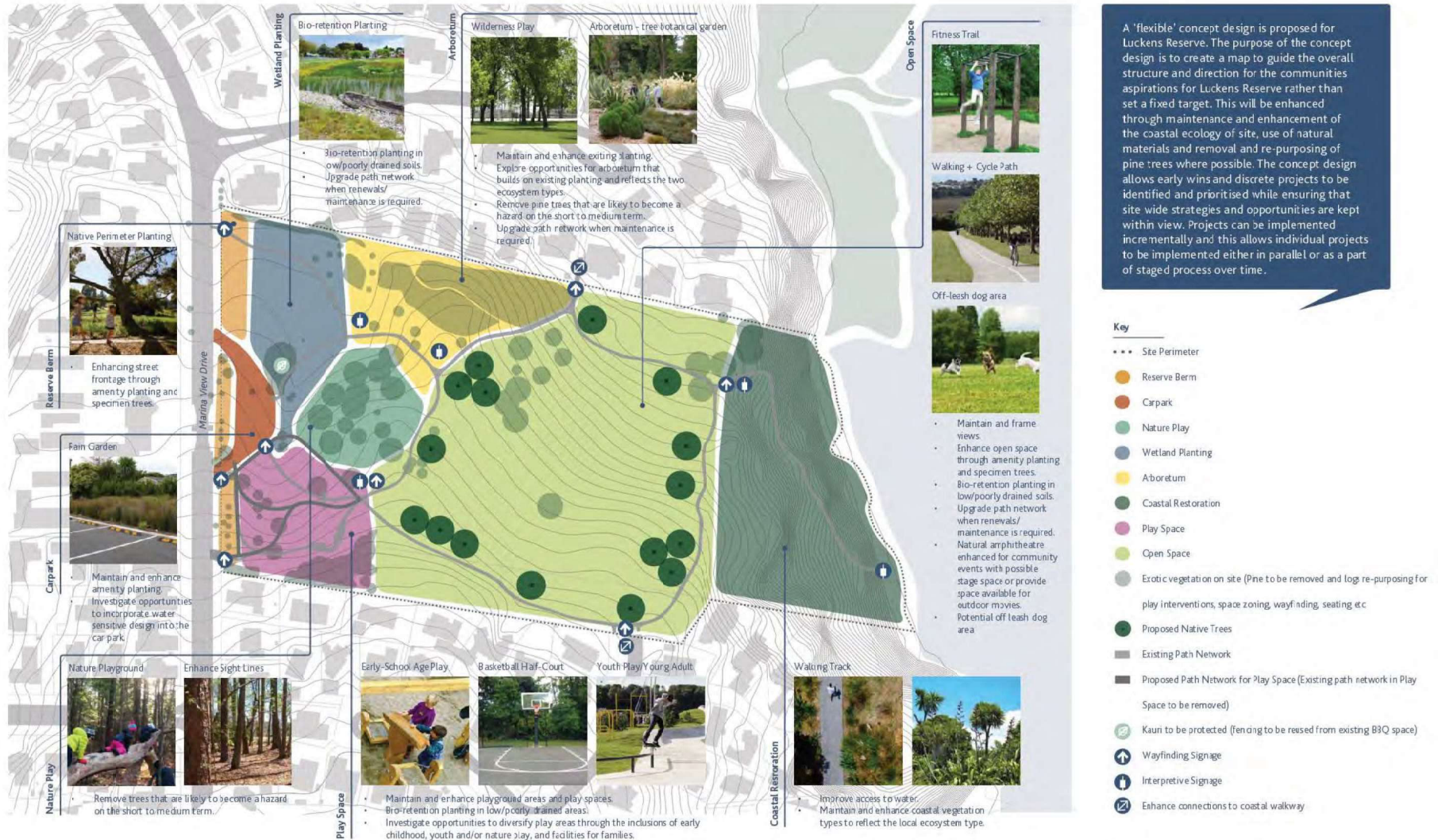


Looking north-east from west side of reserve. Waterlogged grass can be seen in the foreground with tall elderly pines in the mid-ground.



Make-shift nature play area.

1.6_Flexible Masterplan



A 'flexible' concept design is proposed for Luckens Reserve. The purpose of the concept design is to create a map to guide the overall structure and direction for the communities aspirations for Luckens Reserve rather than set a fixed target. This will be enhanced through maintenance and enhancement of the coastal ecology of site, use of natural materials and removal and re-purposing of pine trees where possible. The concept design allows early wins and discrete projects to be identified and prioritised while ensuring that site wide strategies and opportunities are kept within view. Projects can be implemented incrementally and this allows individual projects to be implemented either in parallel or as a part of staged process over time.

1.7_ Play Space Opportunities



The Play Space in Luckens Reserve has been identified as an area for more detailed investigation categorised into four spaces allowing for recreation and amenities. They include a BBQ space, an enhanced entry and dedicated play areas. The icons are representative of where recommended facilitated play / engagement could happen.

KEY

- Site Boundary
- - - Drainage solution (if required)
- Existing Vegetation (Pines to be removed)
- Lawn (Open space)
- Existing Path Network
- Existing Path Network to remove
- Proposed Path Network
- Way-finding Signage
- Interpretive Signage
- Existing skate/basketball area (to be removed/upgraded)
- Proposed new skate/pump track area
- Proposed new basketball half court: area with shade
- Upgrade toilet area
- Water Sensitive Design Strategy for excess water (subject to change)
- Water Sensitive Design Planting areas
- Native Parkland Trees
- Existing SwingSet (relocated to playground area)
- Existing Slide Space (potential upgrade)
- Existing Tower and Climbing Frame (potential upgrade)
- Retained Playground Wall - Bark to be removed
- Proposed Nature Play Pathway
- Existing BBQ (to remain)
- Proposed new BBQ area, seating and shade
- Proposed seating area

Location Map



1.8_ Options for New Community Space



Skate-perk



Pump track



Nature Play and Water Sensitive Design



Expanded Playground

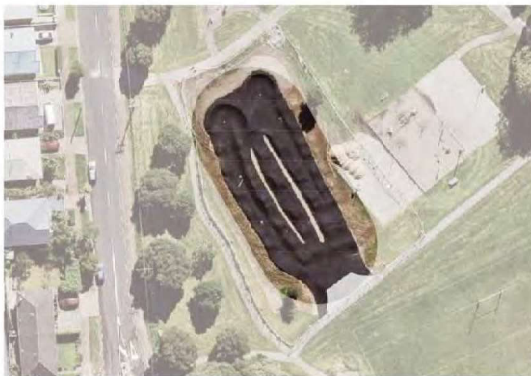


High Amenity Lawn and Community Gathering Space

1.9_ Scale Comparisons



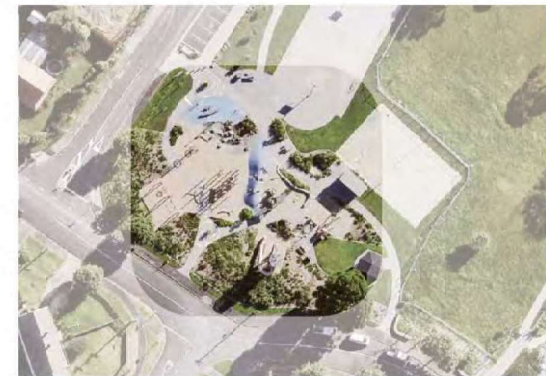
Luckens Reserve



Grey Lynn Park Pump Track



Waiheke Skate-park



Waterview Playground

1.10_ Masterplan Staging



- Stage 1 (2020/2021)**
- Mitigation of flooding
 - Upgrading the path network connections between public toilet amenity and the playspace area
 - Enhanced water sensitive design planting
- Stage 2**
- Upgrading the play space including pre-school to school aged play and youth/young adult play or nature play
- Stage 3**
- Upgrading the wider reserve area based on the flexible masterplan

- Key**
- Site Perimeter
 - Reserve Berm
 - Carpark
 - Nature Play
 - Wetland Planting
 - Arboretum
 - Coastal Restoration
 - Play Space
 - Open Space
 - Exotic vegetation on site (Pine to be removed and logs re-purposing for play interventions, space zoning, wayfinding, seating etc)
 - Proposed Native Trees
 - Existing Path Network
 - Proposed Path Network for Play Space (Existing path network in Play Space to be removed)
 - Kaun to be protected (fencing to be reused from existing BBQ space)
 - Wayfinding Signage
 - Interpretive Signage
 - Enhance connections to coastal walkway

PART TWO
Appendix

2.1_ Te Aranga Design Principles

Mana Rangatiranga - Authority

Outcome

The status of iwi and hapu as mana whenua is recognised and respected.

Attributes

- Recognises Te Tiriti o Waitangi and the Wai 262 Ko Aotearoa Tenei framework for the Treaty Partnerships in the 21st Century Aotearoa New Zealand as the basis for all relationships pertaining development.
- Provides a platform for working relationships where mana whenua values, world views, tikanga, cultural narratives and visual identity can be appropriately expressed in the design environment.
- High quality Treaty based relationships are fundamental to the application of the other Te Aranga principles.

Whakapapa - Names and Naming

Outcome

Maori names are celebrated.

Attributes

- Recognises and celebrates the significance of mana whenua ancestral names.
- Recognises ancestral names as entry points for exploring and honouring tāpuna, historical narratives and customary practises associated with development sites and their ability to enhance sense of place connections.

Taiao - The Natural Environment

Outcome

The natural environment is protected, restored and / or enhanced

Attributes

- Sustains and enhances the natural environment.
- Local flora and fauna which are familiar and significant to Mana whenua are key natural landscape elements within urban and / or modified areas.
- Natural environments are protected, restored or enhanced to levels where sustainable Mana whenua harvesting is possible.

Mauri Tū - Environmental Health

Outcome

Environmental health is protected, maintained and / or enhanced.

Attributes

- The wider development area and all elements and developments within the site are considered on the basis of protecting, maintaining or enhancing mauri.
- The quality of wai, whenua, ngahere and air are actively monitored.
- Water, energy and material resources are conserved.
- Community wellbeing is enhanced.

Mahi Toi - Creative Expression

Outcome

Iwi/hapu narratives are captured and expressed creatively and appropriately.

Attributes

- Ancestral names, local tohu and iwi narratives are creatively reinscribed into the design environment including: landscape; architecture; interior design and public art.

Tohu - The Wider Cultural Landscape

Outcome

Mana whenua significant sites and cultural landmarks are acknowledged.

Attributes

- Acknowledges a Maori world view of the wider significance of tohu/landmarks and their ability to inform the design of specific development sites.
- Supports a process whereby significant sites can be identified, managed, protected and enhanced.
- Celebrates local and wider unique cultural heritage and community characteristics that reinforce sense of place and identity appropriately engaged in such processes.

Ahi Kā - The Living Presence

Outcome

Iwi/hapu have a living and enduring presence and are secure and valued within their rohe.

Attributes

- Mana whenua live, work and play within their own rohe.
- Acknowledges the post Treaty of Waitangi settlement environment where iwi living presences can include customary, cultural and commercial dimensions.
- Living iwi/hapu presences and associated kaitiaki roles are resumed within urban areas.

2.2_ Supplementary Design Principles

Engagement

Work with the public throughout the Luckens Reserve redesign process to ensure that public concerns and aspirations are consistently understood and considered.

Leisure + Recreation

The Luckens Reserve redevelopment ensures that park users can access and enjoy the park for a range of informal leisure and recreation activities such as picnicking, sunbathing, hanging out with friends and whānau, and informal sport.

Connectivity

Luckens Reserve forms part of a wider network of walkways, cycleway and coastal view ways.

Accessibility

Luckens Reserve is accessible to as wide a user group as possible, including children and people with disabilities.

Safety

Luckens Reserve provides a safe network of paths with clear site lines and multiple routes.

Activate

Luckens Reserve provides places for community and cultural activation including activities such as community events.

Viability

The Luckens Reserve redevelopment provides value for money outlining a wide range of realistic projects.

Resilience + Adaptation

The Luckens Reserve redevelopment has strategies in place to adapt to the effects of climate change, particularly drought, flooding and extreme weather events.

Stewardship

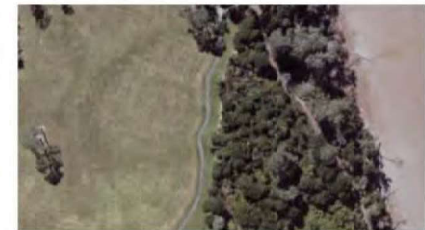
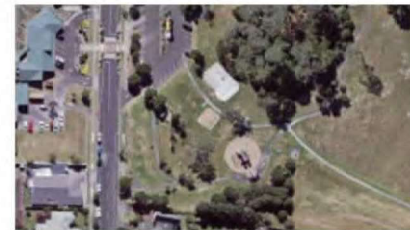
Local residents and community groups are encouraged/supported to lead park wide initiatives including but not limited to community planting groups, Spring Clean events, citizen science groups, cycle safety events etc.

Culture + Heritage

Inclusion of cultural and heritage narratives that ensure that the history of the park and the significance of the surrounding landscape are expressed and shared at Luckens Reserve. Recognition of local iwi as tangata whenua and local kaitiaki and as such provide opportunities for the expression of Rangatiratanga, Kaitiakitanga, Manaakitanga, Wairuatanga, Kotahitanga, Whanaungatanga and Matauranga.

LUCKENS RESERVE AMENITY DEVELOPMENT ASSESSMENT

WEST HARBOUR, AUCKLAND



SITE ANALYSIS REPORT
December 2017














Figure 01 Proposed Unitary Plan



Figure 02 Footpath network & existing facilities, infrastructure and amenities

KEY

	Mixed Housing Suburban Zone		Informal Recreation Zone
	Mixed Housing Urban Zone		Sport and Active Recreation Zone
	Neighbourhood Centre Zone		Marina Zone
	Light Industry Zone		Coastal Transition Zone
	Future Urban Zone		Luckens Reserve
	Conservation Zone		

KEY

	Existing Footpath Network		Local School / Preschool
	Existing Coastal Walkway		Existing facilities and infrastructure
	Proposed New Greenway Connection Route		Existing playground
			Cultural heritage site
			Kayak trail stop off points
			Luckens Reserve

- Extensive footpath network in nearby residential area with footpath on both sides of road
- Coastal walkway that leads to Hobsonville Marina and branch off down to the swimming beach on Waipareira Bay





Figure 03 Existing Playground



Figure 04 Carparking to Luckens reserve

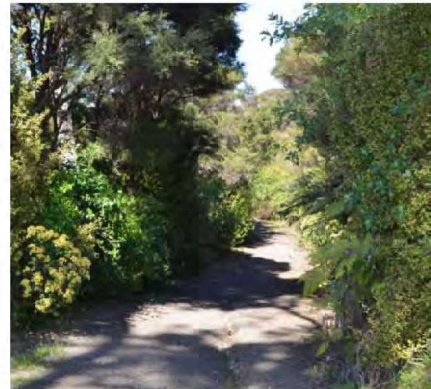


Figure 05 Gravel track to beach from reserve

SITE DESCRIPTION

Luckens reserve is located in West Harbour, within easy access to the nearby commercial hubs of Westgate and Hobsonville. Residents in West harbour are reasonably well served in terms of recreational facilities, with 3 existing parks containing playgrounds, a tennis club and a coastal walkway that leads along the coast to beaches at Waipareira bay and Hobsonville marina. The playgrounds within West Harbour are generally smaller in scale, but appropriate for their function as predominantly neighbourhood spaces, and are likely due for renewal within the next 5 years.

Luckens Reserve itself is a very large open space area with a network of footpath linkages that connect into adjacent residential areas and lead down to the adjacent coastline. The current open space arrangement allows good flexibility for informal play and the ability to hold larger events, such as movies in the park. The current playground in Luckens reserve is located in the south-west corner of the site, adjacent to one end of the carpark. The area is of a decent size, but has a reasonable degree of sloping grade leading up and away from the carpark. The current space contains a multi play unit, 2-bay swing, basketball court and mini skate feature. Most of the play facilities in the reserve are generally catering for an older child age group (5+) and there are existing issues with the practical use of the mini skate feature. Other issues noted were the lack of formalised path connections to the play areas and the toilets and the management of overland flow/drainage through the site.

Being in a coastal environment, with large open space areas and central to the surrounding residential areas, the reserve provides good opportunity for a destination playspace that connects to a wider community through the coastal walkway. Being in a prime location for community events, the current playspace could be better served with increased capacity and play value that provides for a wider cross section of the community. The current general location is however considered to be positive.

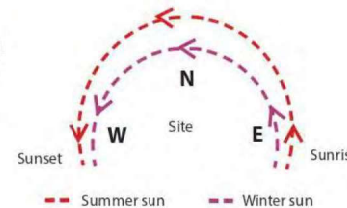


Figure 06 Open space view

LUCKENS RESERVE



KEY



OPPORTUNITIES

01. Coastal setting with rich historical context and high aesthetic value provides for a destination playspace
02. Playspace area is sufficient and location well placed to provide play opportunity for all age groups (including teens)
03. Use of existing trees for natural shade
04. Potential to integrate overland flow path into playspace
05. Ability to cater for visitors to reserve whom are attending for larger events
06. Easily accessible from coastal walkway/greenway connection from surrounding residential area and wider context
07. Good existing carparking within reserve
08. Existing public amenities within Reserve (Toilet, Drinking fountain, BBQ etc.)
09. Better relationship and connectivity within playspace itself and wider reserve network

CONSTRAINTS

01. Existing play equipment needs to be renewed/replaced
02. Playspace area on/around overland flow path/wet ground
03. Sloping site may require some degree of retaining
04. Somewhat detached from the wider reserve
05. Relatively close proximity to roads and the carpark
06. Disjointed current layout
07. Current poorly designed skate feature

CONCLUSIONS

The study has completed a detailed review of the existing spatial network around Luckens reserve, the level of connectivity between surrounding residential and facilities and their relationships to each other. This in tandem with a more detailed review of the area around the existing play areas.

Luckens reserve being a large open land area, in the given coastal context and central to the surrounding residential areas will continue be a popular destination for nearby residents and wider West Harbour. Further reinforcing this is the fact that parking is well provisioned for, walkway connections to reserve are very strong via the street network and coastal walkways and that the reserve is already well used for large community events. All of these factors serve to support the decision to increase, improve and create new areas of amenity within the existing play and recreation zone.

While the existing play and recreation zone does have certain constraints, it is generally considered that given its proximity to carparking, ease of connectivity, strong visibility from the street and existing amenities, the location should be generally retained. Further to this it is considered that all existing constraints, such as slope and drainage, can be addressed within the design and may in fact add to the character and interest of the final space. Other inherent aspects and existing elements such as trees, the toilet and the path network should be strongly considered in any future design approach too. Overall a design that works in with existing landscape as much as possible will be most appropriate.

With respect to play provision, the existing range of play and recreation features and the destination nature of the reserve, means that the space is well positioned to cater for a full range of ages. This from toddler through to teens. The integration and allocation of space for each given age group will need to be carefully considered to ensure conflicts do not occur and to discourage any anti-social aspects. Benchmark examples could be reviewed which successfully fuse together the different aspects of ball sports, wheel sports, play and general picnic/bbq areas.

For the redevelopment of Luckens reserve consultation will form an integral part of the future design development, this taking into account iwi and also wider community views and preferences. It is considered that while options for theming and concept direction have been noted, these would be refined with specific reference to the feedback gained in preliminary consultation and from consultation following concept review.

RECOMMENDATIONS

Drawing from the analysis within the previous pages, and the conclusions above we would recommend that the future design of the reserve should focus on:

- Expressing themes in relation to the coastal environment and history
- Provision of play experience for a destination type playspace that is inclusive of all age groups (toddler to teen) and that considers that users may stay for longer periods and be larger in numbers
- Strong connectivity to the large flexible open lawn space and public amenities
- Integrated and site specific design throughout that enhances the play experiences as a whole and respects the form of the existing landscape
- Make use of existing site constraints such as topography, drainage and connectivity by addressing them directly and fusing them into the design approach
- Consider the wider connectivity and use of the reserve
- Make use of existing trees for natural shade
- Ensuring positive CPTED and health & safety outcomes

CHARACTER IMAGERY

